

IN RE: PETITION FOR SPECIAL HEARING  
NW/4 Hooks Lane, 30' NE of the  
c/l of Green Tree Road  
(Greene Tree, Section Six)  
3rd Election District  
3rd Councilmanic District  
Stewart J. Greenbaum and  
Pope Woodard, Trustees -  
Petitioners

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 92-299-SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a petition for Special Hearing in which the Petitioners request a special hearing to approve the 8th amended partial development plan for Greene Tree, Section Six, in accordance with Petitioner's Exhibits 1 and 2.

The Petitioners, Stewart J. Greenbaum and Pope Woodard, were represented by Benjamin Bronstein, Esquire. Also appearing on behalf of the Petitioners was David S. Thaler, Professional Engineer. There were no Protestants.

Testimony indicated that the subject property, known as Section Six of Greene Tree, consists of 7.024 acres, more or less, split zoned D.R. 10.5 and D.R. 3.5 and was originally proposed for development with 60 condominiums. Petitioners filed the instant Petition to request approval of their addition of six more condominium units in accordance with that depicted on Petitioner's Exhibits 1 and 2. Testimony indicated that the required parking and open space areas have been revised in order to accommodate the additional units. Petitioners testified the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would re-

sult if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30<sup>th</sup> day of April, 1992 that the Petition for Special Hearing to approve an 8th amended partial development plan for Greene Tree, Section Six, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*Timothy M. Kuroco*  
TIMOTHY M. KUROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

Baltimore County Department of  
Zoning, Planning and  
Office of Planning and Zoning

Suite 113, Courthouse  
400 Washington Avenue  
Towson, MD 21204

April 22, 1992

(410) 887-4396

Benjamin Bronstein, Esquire  
29 W. Susquehanna Avenue, Suite 205  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
NW/4 Hooks Lane, 30' NE of the c/l of Greene Tree Road  
(Greene Tree, Section Six)  
3rd Election District - 3rd Councilmanic District  
Stewart J. Greenbaum and Pope Woodard, Trustees - Petitioners  
Case No. 92-299-SPH

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Mr. Charlotte Radcliffe at 887-3391.

Very truly yours,

*Timothy M. Kuroco*  
TIMOTHY M. KUROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ile

ORDER RECEIVED FOR FILING

Date 4/22/92  
By TS

ORDER RECEIVED FOR FILING

Date 4/22/92  
By TS

- 2 -

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting February 27, 1992  
Posted for: Stewart J. Greenbaum and Pope Woodard, Trustees  
Petitioner: Stewart J. Greenbaum and Pope Woodard, Trustees  
Location of property: 30' NE of the c/l of Greene Tree Road  
Location of Signs: at the intersection of Greene Tree Road and Hooks Lane  
Remarks: None  
Posted by: TS Date of return: March 4, 1992  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. 2/20, 19 92

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/20, 19 92

THE JEFFERSONIAN,

*S. Zefe Orlan*  
Publisher

\$70.33

#### PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-299-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve -----

THE 8TH AMENDED PARTIAL DEVELOPMENT PLAN - GREENE TREE SECTION 6

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Stewart J. Greenbaum, Trustee
Signature	<i>Stewart J. Greenbaum</i>
Address	Pope Woodard, Trustee
City and State	<i>Pope Woodard</i>
Attorney for Petitioner: Benjamin Bronstein Evans, George and Bronstein	1829 Reisterstown Road 484-8400
(Type or Print Name)	Address Phone No.
By: <i>TS</i>	Baltimore, Maryland 21208
Signature	City and State
29 West Susquehanna Ave., Suite 205	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	D.S. Thaler & Associates
Towson, Maryland 21204	Name
City and State	7115 Ambassador Road, Balto., MD 21207
Attorney's Telephone No.: (410) 296-0200	Address Phone No. 944-3647

ORDERED By The Zoning Commissioner of Baltimore County, this ----- day of -----, 19-----, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the ----- day of -----, 19-----, at ----- o'clock ----- M.

Zoning Commissioner of Baltimore County.

cc: No. 1  
ORDER RECEIVED FOR FILING  
Date 4/22/92  
By TS

(over)

NOTICE OF HEARING  
The Zoning Commission of Baltimore County, by authority of the Zoning Law of Baltimore County, will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, as follows:  
Case Number: 92-299-SPH  
NW/4 Hooks Lane, 30' NE of c/l of Greene Tree Road  
3rd Election District  
3rd Councilmanic District  
Petitioners: Greenbaum, Stewart J. and Pope Woodard, Trustees, at a Hearing Date: Friday, March 20, 1992 at 11:00 a.m.  
Special Hearing to approve the 8th amended Partial Development Plan of Greene Tree, Section 6.  
LAWRENCE E. SCHMIDT  
Zoning Commissioner of Baltimore County  
04/21/92 February 20

#### "DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD. 2/20, 19 92

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 2 successive weeks, the first publication appearing on 2/20, 19 92

OWINGS MILLS TIMES,

*S. Zefe Orlan*  
Publisher

\$70.33

January 15, 1992

#### ZONING DESCRIPTION 92-299-SPH

Beginning at a point at the northeast intersection of Hooks Lane, a right-of-way 60 feet wide and Greene Tree Road, a right-of-way 60 feet wide, thence running the following courses and distances:

- 1) North 85°30'05" West 14.62 feet to a point, thence
- 2) 681.00 feet by a curve to the right having a radius of 640.00 feet and a chord bearing North 08°02'13" West 649.32 feet, thence
- 3) 168.75 feet by a curve to the left having a radius of 700.00 feet and a chord bearing North 15°32'23" East 168.34 feet, thence
- 4) North 49°58'52" East 13.21 feet, thence
- 5) 159.35 feet by a curve to the left having a radius of 428.00 feet and a chord bearing North 81°28'08" East 158.43 feet, thence
- 6) South 71°27'50" East 14.43 feet, thence
- 7) South 27°35'00" East 50.31 feet, thence
- 8) 229.87 feet by a curve to the left having a radius of 243.00 feet and a chord bearing South 54°41'00" East 221.39 feet, thence
- 9) South 08°13'00" West 67.24 feet, thence
- 10) South 43°18'58" East 226.09 feet, thence
- 11) 217.22 feet by a curve to the left having a radius of 2014.67 feet and a chord bearing South 49°24'22" West 217.12 feet, thence
- 12) South 46°19'02" West 261.42 feet, thence

#314

- 13) 158.46 feet by a curve to the right having a radius of 7770.00 feet and a chord bearing South 46°55'01" West 158.46 feet to the point of beginning as recorded in Deed Liber 7795 folio 193.

Being all that tract of land as shown on a plat of subdivision entitled "2nd Amended Plat of Section Six, Greene Tree" as recorded in Baltimore County Plat Book No. 63 folio 62, containing 7.024 acres of land, more or less, and located in the 3rd Election District.

*TS*  
1/15/92

#314

**Baltimore County**  
**Zoning Commission**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R001-6150  
Number

Date

Please Make Checks Payable To: Baltimore County \$175.00

Cashier Validation

receipt

**Baltimore County Government**  
**Office of Zoning Administration**  
**and Development Management**  
**Office of Planning & Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

DATE: 2-28-92

Stewart J. Greenebaum and Pope Woodward, Trustees  
1829 Reisterstown Road  
Baltimore, Maryland 21208

RE:  
CASE NUMBER: 92-299-SPH  
NW/8 Hooks Lane, 30' NE of c/l Greene Tree Road  
3rd Election District - 3rd Councilmanic  
Petitioner(s): Stewart J. Greenebaum, Trustee, et al

Dear Petitioner(s):

Please be advised that \$ 90.33 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

cc: Evans, George and Bronstein

Printed on Recycled Paper

**Baltimore County Government**  
**Office of Zoning Administration**  
**and Development Management**  
**Office of Planning & Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

FEBRUARY 25, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-299-SPH  
NW/8 Hooks Lane, 30' NE of c/l Greene Tree Road  
3rd Election District - 3rd Councilmanic  
Petitioner(s): Stewart J. Greenebaum, Trustee, et al  
HEARING: FRIDAY, MARCH 30, 1992 at 11:00 a.m.

Special Hearing to approve the 8th amended Partial Development Plan of Greene Tree, Section 6.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner of  
Baltimore County

cc: Stewart J. Greenebaum, et al  
Evans, George & Bronstein  
D. S. Thaler & Associates

Printed on Recycled Paper

**Baltimore County Government**  
**Office of Zoning Administration**  
**and Development Management**  
**Office of Planning & Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

March 9, 1992

Benjamin Bronstein, Esquire  
Evans, George and Bronstein  
29 W. Susquehanna Avenue  
Towson, MD 21204

RE: Item No. 314, Case No. 92-299-SPH  
Petitioner: Stewart J. Greenebaum  
Petition for Special Hearing

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Printed on Recycled Paper

**Baltimore County Government**  
**Office of Zoning Administration**  
**and Development Management**  
**Office of Planning & Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

3-70 92-299-SPH

DATE: March 4, 1992

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: Gary L. Kerns, Chief  
Comprehensive and Community Planning  
Office of Planning and Zoning

SUBJECT: Greenebaum & Woodward Trustees, Item No. 314

In reference to the applicant's request, the staff offers the following comments:

This office feels that obtaining signatures from property owners living within 300 ft. of the amendment would not have been overly burdensome. In spite of that fact, however, it appears as though all planning issues, e.g. setbacks, parking and design elements, have been adequately addressed. In addition, the development will not be overcrowded as a result of the increased density. Therefore, the Office of Planning and Zoning supports the Petitioner's request provided that comments are received by the Zoning Office from the Greene Tree Home Owner Association regarding their position in this manner.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:  
*Jeffrey Long*  
Jeffrey Long

GLK/JL:rdn  
ITEM314/TXTRO2

RECEIVED  
ZONING OFFICE

**Baltimore County Government**  
**Office of Zoning Administration**  
**and Development Management**  
**Office of Planning & Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

DATE: March 9, 1992

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: Gary L. Kerns, Chief  
Comprehensive and Community Planning  
Office of Planning and Zoning

SUBJECT: Greenebaum & Woodward Trustees, Item No. 314

In reference to the applicant's request, the staff offers the following comments:

This office feels that obtaining signatures from property owners living within 300 ft. of the amendment would not have been overly burdensome. In spite of that fact, however, it appears as though all planning issues, e.g. setbacks, parking and design elements, have been adequately addressed. In addition, the development will not be overcrowded as a result of the increased density. Therefore, the Office of Planning and Zoning supports the Petitioner's request provided that comments are received by the Zoning Office from the Greene Tree Home Owner Association regarding their position in this manner.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:  
*Jeffrey Long*  
Jeffrey Long

GLK/JL:rdn  
ITEM314/TXTRO2

RECEIVED  
ZONING OFFICE

**Baltimore County Government**  
**Office of Zoning Administration**  
**and Development Management**  
**Office of Planning & Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

DATE: March 4, 1992

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: Gary L. Kerns, Chief  
Comprehensive and Community Planning  
Office of Planning and Zoning

SUBJECT: Greenebaum & Woodward Trustees, Item No. 314

In reference to the applicant's request, the staff offers the following comments:

This office feels that obtaining signatures from property owners living within 300 ft. of the amendment would not have been overly burdensome. In spite of that fact, however, it appears as though all planning issues, e.g. setbacks, parking and design elements, have been adequately addressed. In addition, the development will not be overcrowded as a result of the increased density. Therefore, the Office of Planning and Zoning supports the Petitioner's request provided that comments are received by the Zoning Office from the Greene Tree Home Owner Association regarding their position in this manner.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:  
*Jeffrey Long*  
Jeffrey Long

GLK/JL:rdn  
ITEM314/TXTRO2

RECEIVED  
ZONING OFFICE

**Baltimore County Government**  
**Office of Zoning Administration**  
**and Development Management**  
**Office of Planning & Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

DATE: March 4, 1992

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: Gary L. Kerns, Chief  
Comprehensive and Community Planning  
Office of Planning and Zoning

SUBJECT: Greenebaum & Woodward Trustees, Item No. 314

In reference to the applicant's request, the staff offers the following comments:

This office feels that obtaining signatures from property owners living within 300 ft. of the amendment would not have been overly burdensome. In spite of that fact, however, it appears as though all planning issues, e.g. setbacks, parking and design elements, have been adequately addressed. In addition, the development will not be overcrowded as a result of the increased density. Therefore, the Office of Planning and Zoning supports the Petitioner's request provided that comments are received by the Zoning Office from the Greene Tree Home Owner Association regarding their position in this manner.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:  
*Jeffrey Long*  
Jeffrey Long

GLK/JL:rdn  
ITEM314/TXTRO2

RECEIVED  
ZONING OFFICE

**Baltimore County**  
**Zoning Commission**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R001-6150  
Number

Date

Please Make Checks Payable To: Baltimore County \$175.00

Cashier Validation

**Baltimore County Government**  
**Office of Zoning Administration**  
**and Development Management**  
**Office of Planning & Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

DATE: 2-28-92

Stewart J. Greenebaum and Pope Woodward, Trustees  
1829 Reisterstown Road  
Baltimore, Maryland 21208

RE:  
CASE NUMBER: 92-299-SPH  
NW/8 Hooks Lane, 30' NE of c/l Greene Tree Road  
3rd Election District - 3rd Councilmanic  
Petitioner(s): Stewart J. Greenebaum, Trustee, et al

Dear Petitioner(s):

Please be advised that \$ 90.33 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

cc: Evans, George and Bronstein

Printed on Recycled Paper

**Baltimore County Government**  
**Office of Zoning Administration**  
**and Development Management**  
**Office of Planning & Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

FEBRUARY 25, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-299-SPH  
NW/8 Hooks Lane, 30' NE of c/l Greene Tree Road  
3rd Election District - 3rd Councilmanic  
Petitioner(s): Stewart J. Greenebaum, Trustee, et al  
HEARING: FRIDAY, MARCH 30, 1992 at 11:00 a.m.

Special Hearing to approve the 8th amended Partial Development Plan of Greene Tree, Section 6.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner of  
Baltimore County

cc: Stewart J. Greenebaum, et al  
Evans, George & Bronstein  
D. S. Thaler & Associates

Printed on Recycled Paper

**Baltimore County Government**  
**Office of Zoning Administration**  
**and Development Management**  
**Office of Planning & Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

March 9, 1992

Benjamin Bronstein, Esquire  
Evans, George and Bronstein  
29 W. Susquehanna Avenue  
Towson, MD 21204

RE: Item No. 314, Case No. 92-299-SPH  
Petitioner: Stewart J. Greenebaum  
Petition for Special Hearing

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Printed on Recycled Paper

**Baltimore County Government**  
**Office of Zoning Administration**  
**and Development Management**  
**Office of Planning & Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

DATE: March 4, 1992

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: Gary L. Kerns, Chief  
Comprehensive and Community Planning  
Office of Planning and Zoning

SUBJECT: Greenebaum & Woodward Trustees, Item No. 314

In reference to the applicant's request, the staff offers the following comments:

This office feels that obtaining signatures from property owners living within 300 ft. of the amendment would not have been overly burdensome. In spite of that fact, however, it appears as though all planning issues, e.g. setbacks, parking and design elements, have been adequately addressed. In addition, the development will not be overcrowded as a result of the increased density. Therefore, the Office of Planning and Zoning supports the Petitioner's request provided that comments are received by the Zoning Office from the Greene Tree Home Owner Association regarding their position in this manner.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:  
*Jeffrey Long*  
Jeffrey Long

GLK/JL:rdn  
ITEM314/TXTRO2

RECEIVED  
ZONING OFFICE

**Baltimore County Government**  
**Office of Zoning Administration**  
**and Development Management**  
**Office of Planning & Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

DATE: March 4, 1992

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: Gary L. Kerns, Chief  
Comprehensive and Community Planning  
Office of Planning and Zoning

SUBJECT: Greenebaum & Woodward Trustees, Item No. 314

In reference to the applicant's request, the staff offers the following comments:

This office feels that obtaining signatures from property owners living within 300 ft. of the amendment would not have been overly burdensome. In spite of that fact, however, it appears as though all planning issues, e.g. setbacks, parking and design elements, have been adequately addressed. In addition, the development will not be overcrowded as a result of the increased density. Therefore, the Office of Planning and Zoning supports the Petitioner's request provided that comments are received by the Zoning Office from the Greene Tree Home Owner Association regarding their position in this manner.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:  
*Jeffrey Long*  
Jeffrey Long

GLK/JL:rdn  
ITEM314/TXTRO2

RECEIVED  
ZONING OFFICE

**Baltimore County Government**  
**Office of Zoning Administration**  
**and Development Management**  
**Office of Planning & Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

DATE: March 4, 1992

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: Gary L. Kerns, Chief  
Comprehensive and Community Planning  
Office of Planning and Zoning

SUBJECT: Greenebaum & Woodward Trustees, Item No. 314

In reference to the applicant's request, the staff offers the following comments:

This office feels that obtaining signatures from property owners living within 300 ft. of the amendment would not have been overly burdensome. In spite of that fact, however, it appears as though all planning issues, e.g. setbacks, parking and design elements, have been adequately addressed. In addition, the development will not be overcrowded as a result of the increased density. Therefore, the Office of Planning and Zoning supports the Petitioner's request provided that comments are received by the Zoning Office from the Greene Tree Home Owner Association regarding their position in this manner.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:  
*Jeffrey Long*  
Jeffrey Long

GLK/JL:rdn  
ITEM314/TXTRO2

RECEIVED  
ZONING OFFICE

**Baltimore County Government**  
**Office of Zoning Administration**  
**and Development Management**  
**Office of Planning & Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

DATE: March 4, 1992

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: Gary L. Kerns, Chief  
Comprehensive and Community Planning  
Office of Planning and Zoning

SUBJECT: Greenebaum & Woodward Trustees, Item No. 314

In reference to the applicant's request, the staff offers the following comments:

This office feels that obtaining signatures from property owners living within 300 ft. of the amendment would not have been overly burdensome. In spite of that fact, however, it appears as though all planning issues, e.g. setbacks, parking and design elements, have been adequately addressed. In addition, the development will not be overcrowded as a result of the increased density. Therefore, the Office of Planning and Zoning supports the Petitioner's request provided that comments are received by the Zoning Office from the Greene Tree Home Owner Association regarding their position in this manner.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:  
*Jeffrey Long*  
Jeffrey Long

GLK/JL:rdn  
ITEM314/TXTRO2

RECEIVED  
ZONING OFFICE



BALTIMORE COUNTY  
ECONOMIC DEVELOPMENT COMMISSION

Memorandum

TO: Julie Winiarski  
Office of Zoning Administration and  
Development Management

FROM: A. J. Haley, Deputy Director  
Economic Development Commission

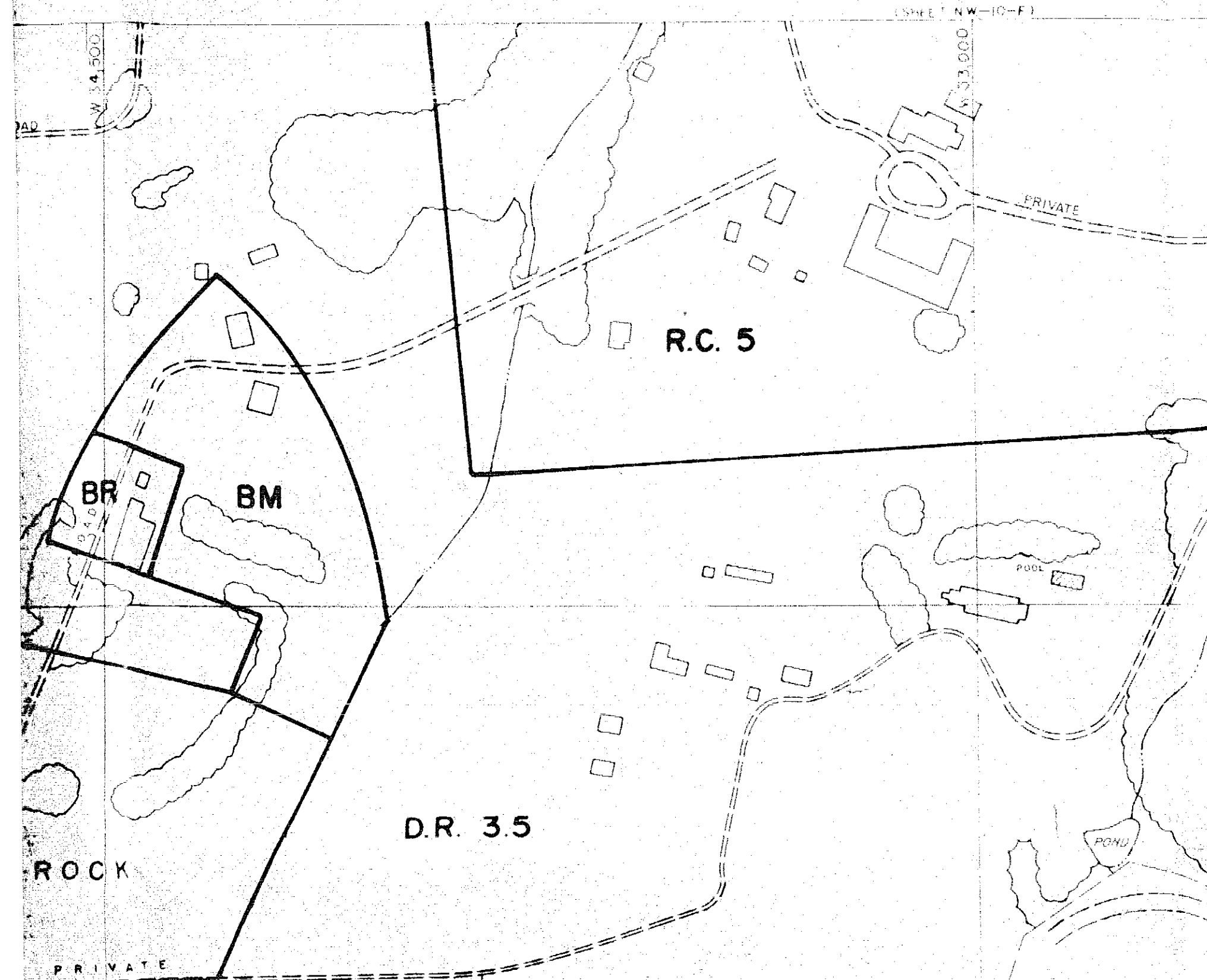
DATE: February 14, 1992

RE: Zoning Advisory Comments for Meeting of February 18, 1992

This office has no comment for items 306, 308, 313, 314, 315, 316, 317,  
319 and 320.

RECEIVED  
FEB 20 1992

ZONING OFFICE



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 25, 1992  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for February 18, 1992

The Developers Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 315, 317 and 319.

For Item 306, this site must be submitted through the  
minor subdivision process for review and comments.

For Item 308, the highway widening is not shown on the  
plan as per record plat EHK, Jr. 53/121. The lot area  
would decrease .017 acre.

For Item 313, the area shown as being conveyed from  
Lot 7 to Lot 8 is a portion of an existing County easement  
(RW86-140-11). An existing 15-inch public drain is within  
this easement and in close proximity to the wall shown on  
the plat. This wall should be relocated beyond the limits  
of the easement.

For Item 314, this site is subject to the previous  
County Review Group comments.

For Item 316, this site must be submitted through  
the minor subdivision process for review and comment.  
The proposed right-of-way width from the site to Holly  
Neck Road is 50 feet.

For Item 320, Middleborough Road is proposed as a  
60-foot right-of-way and Sassafras Road is proposed as  
a 50-foot right-of-way. A 10-foot widening is requested  
along these frontages.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS  
*ESTHOLER* *715 HENRIETTA*  
*BEN FRONSTEIN* *BAL MD 21208*

*92-299-250 - P.P.* *4154-92*

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: March 12, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahes J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: February 18, 1992

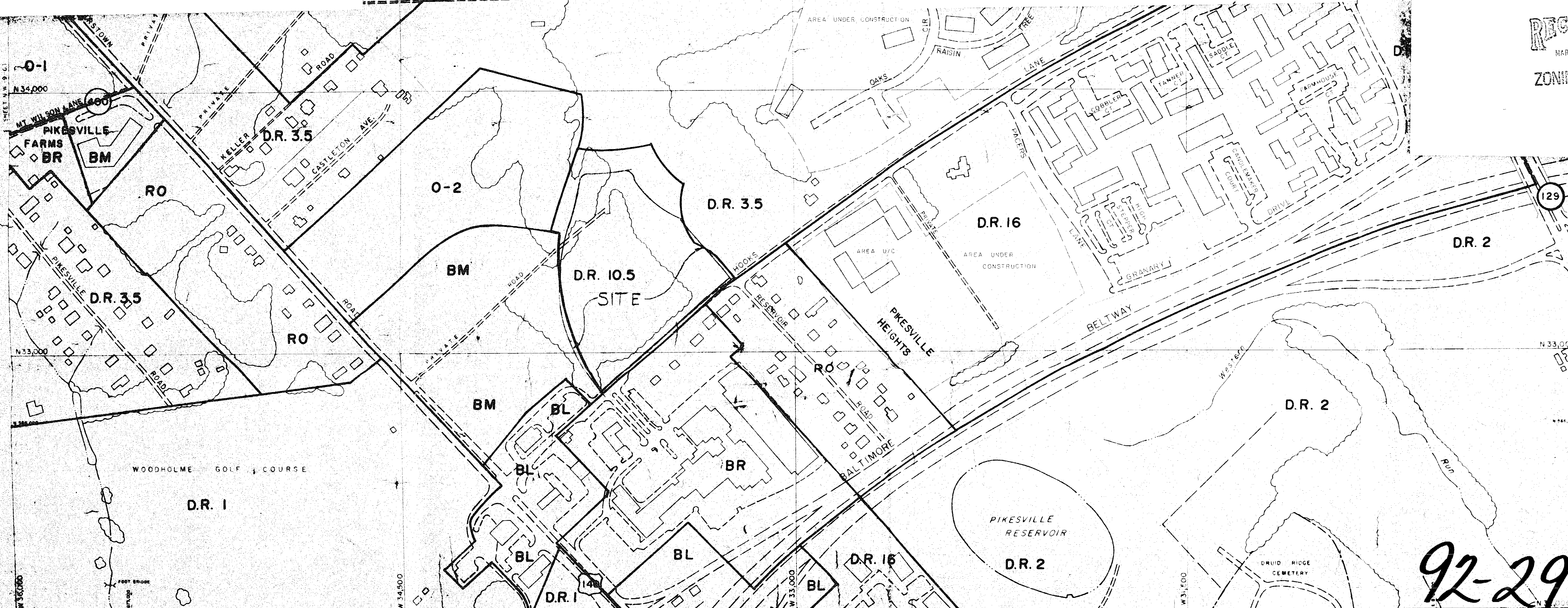
This office has no comments for item numbers 306, 308, 313, 314, 315,  
317, 319 and 320.

*Rahes J. Famili*  
Rahes J. Famili  
Traffic Engineer II

RJF/lvd

RECEIVED  
MAR 16 1992

ZONING OFFICE



1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council

Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

*Del. R. B.*  
Chairman, County Council

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	PIKESVILLE GREY ROCK	N W 9-F
DATE OF PHOTOGRAPHY JANUARY 1986		

92-299-

#314



# COORDINATES

NAME	NORTH	EAST
W1	33684.126	-33567.292
W061	33163.810	-33406.016
W062	33003.255	-33595.070
W04	33539.110	-33816.164
W16	32895.018	-33710.803
W17	32896.165	-33725.381
LC40	33489.585	-33396.251
LC44	33556.139	-33388.641
W03	33325.088	-33241.149
W10	33709.797	-33760.945
W11	33701.301	-33771.064
W12	33733.300	-33604.264
W13	33728.715	-33590.586
E1	32514.459	-32649.061
E2	32502.007	-32652.000
W23	33777.603	-33755.620
W24	33787.065	-33763.377
45	33794.504	-33654.470
46	33807.547	-33628.247
951	33772.955	-33619.719

## SANITARY EASEMENT

### COORDINATES

NAME	NORTH	EAST
SS4	33074.231	-33500.132
SS6	32912.551	-33607.101
SS7	33101.853	-33561.360
SS8	32915.706	-33620.079
SS10	33401.074	-33667.530
SS12	32936.506	-33650.515
SS15	33557.752	-33575.474
SS14	33580.865	-33547.480
SS16	33444.577	-33582.108
SS16	32910.569	-33504.170
SS17	33287.797	-33405.648
SS18	33015.473	-33768.712

FESTIVAL AT WOODHOLME  
7071/001  
S.M. 57/79

EASEMENTS TO BE ACQUIRED BY ALL DRAINAGE & UTILITY  
OTHER EASEMENTS SHOWN HEREON ARE TO REMAIN  
PRIVATE OR AS SHOWN.

NOTE:  
HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS,  
ACCESS EASEMENTS, AND STORM WATER MANAGEMENT AREAS NO MATTER HOW  
ENTITLED - DOWN  
HEREON ARE RESERVED UNTO THE OWNER, AND ARE HEREBY OFFERED FOR DEDICATION  
TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES  
AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND  
AT NO COST.

NOTE:  
COORDINATES AND BEARINGS SHOWN ON THIS  
PLAT ARE REFERRED TO THE SYSTEM OF COOR-  
DINATES ESTABLISHED IN THE BALTIMORE COUNTY  
METROPOLITAN DISTRICT AND ARE BASED ON THE  
FOLLOWING TRAVERSE STATIONS.

3157  
N 35.01.44  
W 31.93.92

13158  
N 35.398.43  
W 30.934.32

NOTE:  
THE STREETS AND OR ROADS AS SHOWN  
HEREON AND THE MENTION THEREOF IN  
DEEDS ARE FOR THE PURPOSE OF DESCRIP-  
TION ONLY AND THE SAME ARE NOT INTENDED  
TO BE DEDICATED TO PUBLIC USE. THE FEE  
SIMPLE TITLE TO THE BEDS THEREOF IS EX-  
PRESSLY RESERVED IN THE GRANTORS OF  
THE DEED TO WHICH THIS PLAT IS ATTACHED  
THEIR HEIRS AND ASSIGNS.

#### OWNERS CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND  
SHOWN ON THIS PLAT, HEREBY CERTIFIES  
THAT, TO THE BEST OF ITS KNOWLEDGE, THE  
REQUIREMENT OF SUBSECTION (C) OF SECTION  
3-108 OF THE REAL PROPERTY ARTICLE OF  
THE ANNOTATED CODE OF MARYLAND, HAS  
BEEN COMPLIED WITH, INsofar AS SAME CON-  
CERNS THE MAKING OF THE PLAT AND SETTING  
OF THE MARKERS.

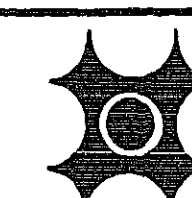
#### SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR  
OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY  
THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT  
AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN  
LAID OUT AND THE PLAT THEREOF HAS BEEN PRE-  
PARED, IN COMPLIANCE WITH SUBSECTION (C) OF  
SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF  
THE ANNOTATED CODE OF MARYLAND PARTICULARLY  
INsofar AS SAME CONCERNS THE MAKING OF PLAT  
AND SETTING OF THE MARKERS.

REG. NO. 9012  
DATE 2/21/91

#### DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

APPROVED BY BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
DATE 5/6/91

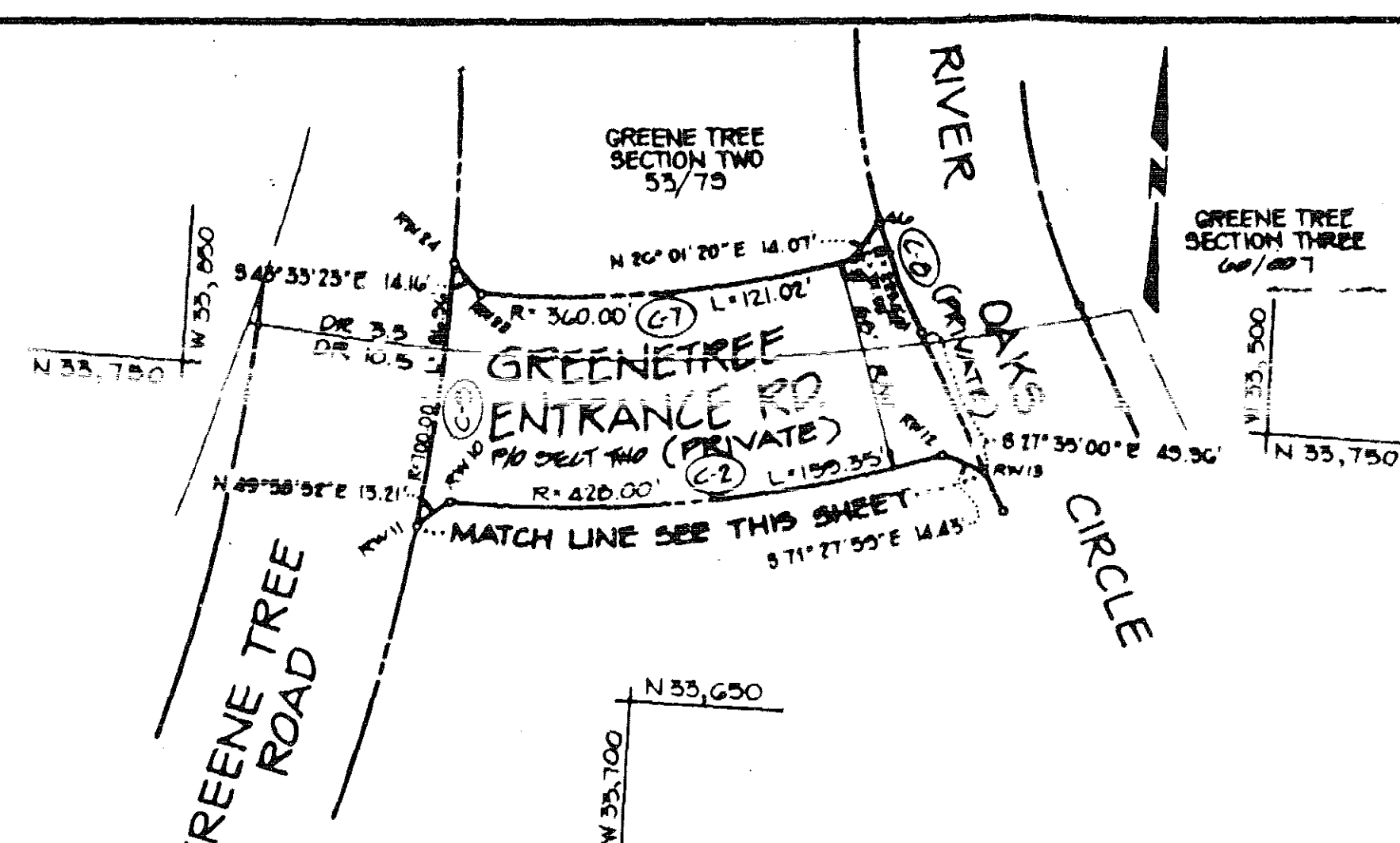
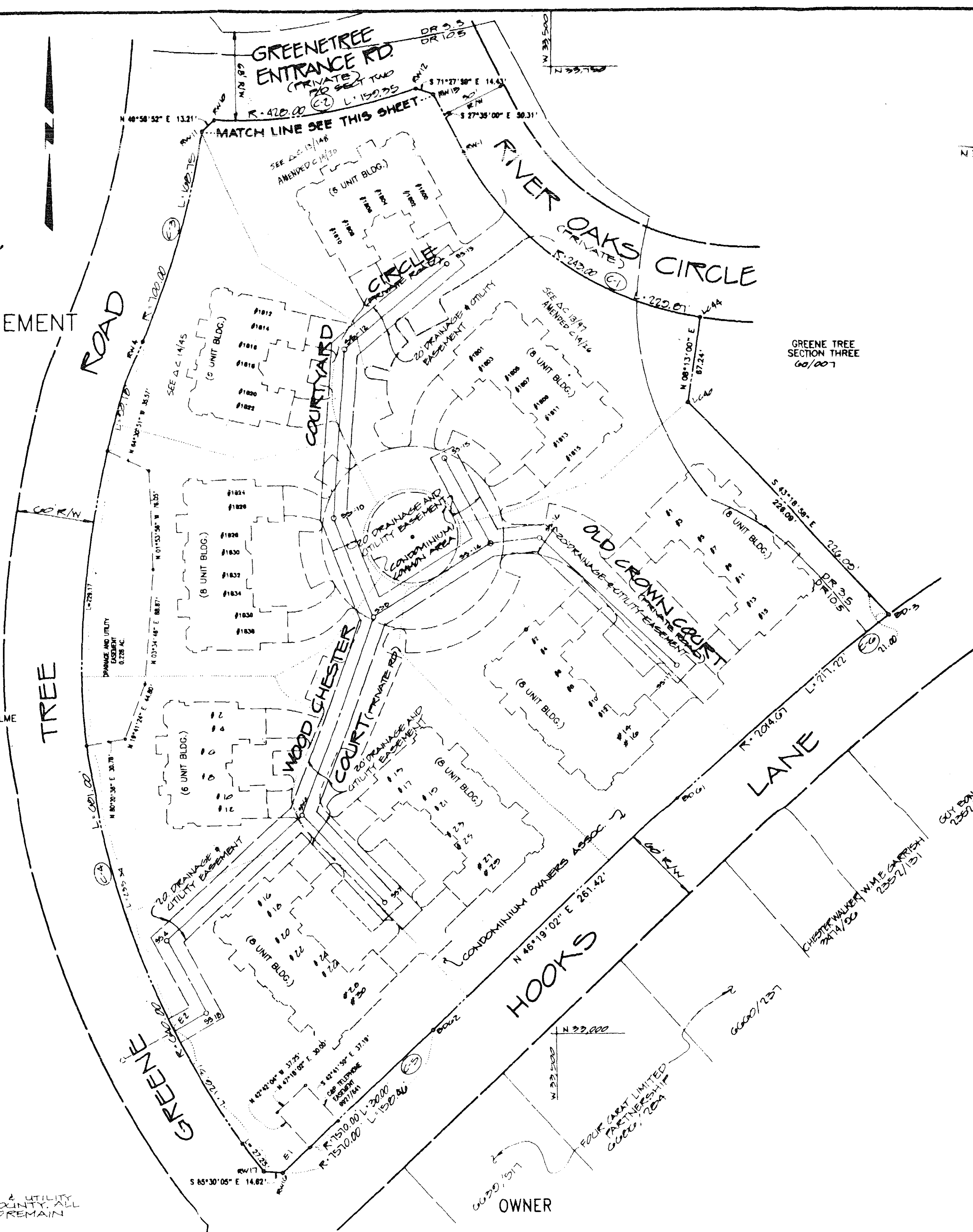


DEPARTMENT OF PUBLIC WORKS  
DATE 5/6/91

**D. S. THALER & ASSOCIATES, INC.**  
CIVIL ENGINEERS • SURVEYORS  
11 WARREN ROAD BALTIMORE, MARYLAND 21208 484-4100

PWA COMPLETED 3/24/91  
FINAL PLAT CHECKED  
PLANNING 5/13/91  
ENGINEERING 5/13/91  
HOUSE NUMBERS 3/22/91

COMPUTED BY: D.S.  
CHECKED BY: J.H.M.  
DRAWN BY: J.H.M.  
P.N.: 2676



#### CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tan
C-1	054 12' 00"	243.00	229.87	N 54 41' 00" W	221.39	124.35
C-2	021 19' 58"	428.00	159.35	S 81 28' 08" W	158.43	80.81
C-3	013 46' 45"	700.00	122.75	S 15 32' 23" E	128.34	84.79
C-4	080 57' 58"	640.00	681.00	S 08 02' 13" E	649.32	378.73
C-5	001 11' 58"	7570.00	158.46	S 48 35' 01" W	158.48	79.29
C-6	008 10' 40"	2014.87	217.22	S 49 24' 22" W	217.12	108.72
C-7	019 15' 58"	360.00	121.02	N 81 44' 30" E	120.45	61.06
C-8	009 33' 21"	715.00	37.53	S 12 48' 15" E	37.40	19.61
C-9	007 07' 04"	780.00	86.96	N 05 04' 29" E	86.51	43.54

#### NOTES

- The recording of this plat does not constitute or imply acceptance by the county of any street, easement, park open space, or other public area shown on the plat.
- This plat may expire in accordance with the provisions of Section 22-68, of the BALTIMORE COUNTY CODE.
- The recording of this plat does not guarantee installation of streets or utilities by Baltimore County.
- The information shown hereon may be superseded by a subsequent or amended plat.
- Additional information concerning this plat may be obtained from the Baltimore County Office of Planning and Zoning and the Department of Public Works.
- The plan for the property on this plat was approved on 2-4-88 (CRS PLAN).
- Roads, streets, and utilities will be designed by a professional engineer, # 12,603.
- The formal irrevocable offers of dedication have been made.
- The buildings shown on this plat are possible phases in a condominium regime to be created by the recording of a condominium declaration and plans. The area of each phase is shown on a plat of possible condominium phases recorded in Condominium Plat Book 3, M. 17, folio 9A. The recording of this plat and the condominium phasing plat does not, however, impose any obligation on the owner or its successors or assigns to actually create the condominium or any particular phase thereof.
- The owner/developer will comply with the best management practices contained in the Water Quality Management Policy.

AREA GROUPS	SECTION TWO	SECTION SIX	OVERALL
ZONING	0.752 A.C.	7.024 A.C.	55.000 A.C.
N° UNITS ALLOWED	2.10	72.25	274 (MAXIMUM)
N° UNITS PROPOSED	0	60	265
OPEN SPACE REQUIRED	0	0.90 A.C.	3.945 A.C.
OPEN SPACE PROPOSED	0	0.00 A.C.	11.843 A.C.
OFF-STREET PARKING REQ'D	0	110	464
OFF-STREET PARKING REQ'D	0	190	718

NET AREA SEC. 6 - 7.024 AC.

## 2<sup>ND</sup> AMENDED PLAT OF SECTION SIX GREENE TREE

3RD. ELECTION DISTRICT BALTIMORE COUNTY, MD.  
SCALE 1"=50' DATE: FEBRUARY 13, 1991

FORMERLY RECORDED AS GREENE TREE SECTION SIX, PLAT 61-021, 60-007  
AND GREENE TREE SECTION TWO, PLAT 55-79  
CURRENT DEED OF OWNERSHIP S.M. 7795/193.  
TAX ACCOUNT NOS: 21-00-011530

THIS SITE IS WITHIN THE JONES FALLS AND WESTERN RUN DRAINAGE AREAS.

### PETITIONER'S EXHIBIT 1

A PLAT 25.00  
BY (CLERK)  
865834 0003 R01 71416  
02/29/91



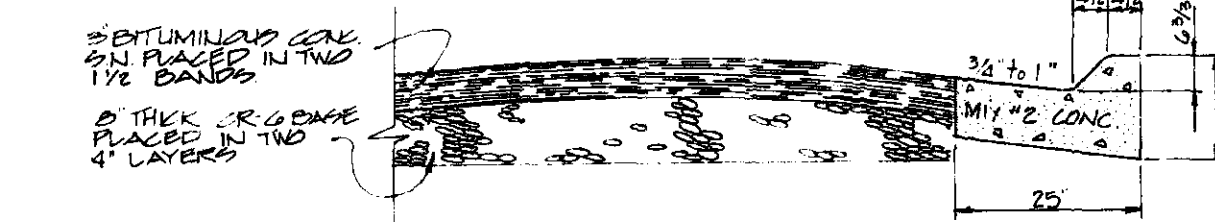
AREA	PERCENT SIX	OVERALL
ZONING	7.24 Ac ±	95.000 Ac ±
NO. UNITS ALLOWED	100	100
NO. UNITS PROVIDED	66	265
OPEN SPACE REQUIRED	0.98 Ac ±	3.954 Ac ±
OPEN SPACE PROVIDED	0.00 Ac ±	11.003 Ac ±
OFF-STREET PARKING REQ'D	116	464
OFF-STREET PARKING PROVIDED	150	718

DENSITY PLAT SUMMARY		
ZONE	GROSS AREA	ALLOWABLE DENSITY DWELL UNITS
RC-9	10,000 sq.	$(0.007 \times 10,000) = 0.070$
UR-35	40,700 sq.	$(0.004 \times 40,700) = 170.280$
UR-105	5,000 sq.	$(10.5 \times 5,000) = 525.000$
BM	10,000 sq.	
02	12,000 sq.	$(10.9 \times 12,000) = 130.800$
TOTAL	81,000 sq.	$= 741.150 \text{ DWELL UNITS} *$

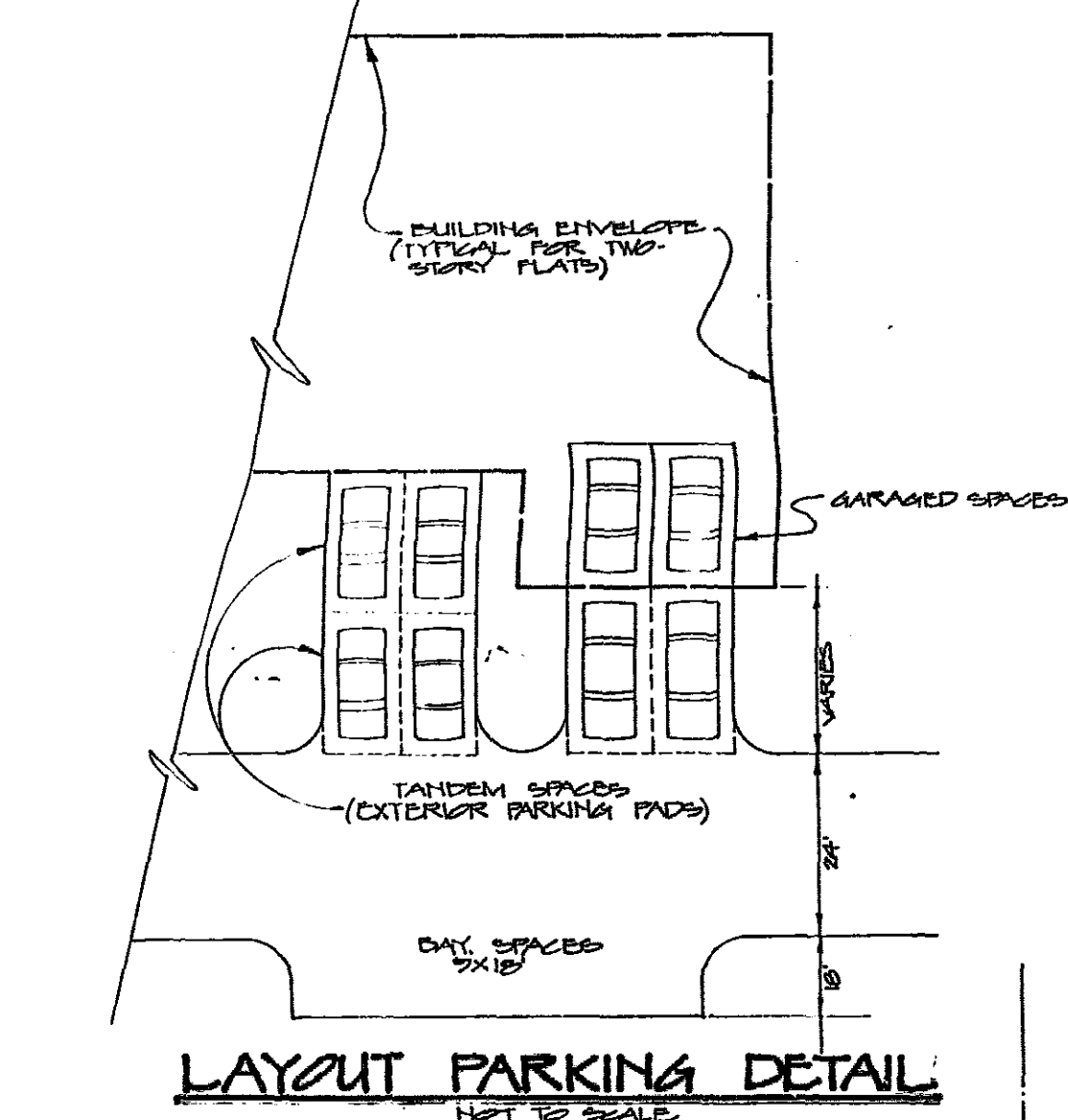
\* AS REQUIRED BY "GREENBELT TRAIL" BY PLAT 6M 10/13/78

## LANDSCAPE REQUIREMENTS

	Required	Proposed	Min. Dev.	Min. Dev.	E.C. Tract	Shaded
Adjacent Roads	150' 40' LF Min. 75x 90' S.					
Greenwood Rd.	470 LF 40' 21" LF 14' 18" LF	21-22' PSH				
W-H-A Lane	450 LF 40' 21" LF 112' 22" LF	11-12' PSH				
Exterior Roads	150' 20' LF Min. 75x 90' S.					
	1239 LF 20' 42" LF (1239' 20" LF)	41-42' PSH			10/2-15' PSH	
Parking	1) 10' 22' Spaces (Min. 35x 90' S.) (10 Bay; Dec.)	10-10' PSH			16/2-18' PSH	
Screen Parking	Class B Screen - 3 PU 15' LF Min. 1' Year Screened by maturity and min. 10W installations 200 LF 15' 11" LF				7/2-16' 15' LF	
Screen Rear / Class of Soil	Class A Screen - 3 PU 15' LF Min. 5' mature and min. 10W installations 150 LF 15' 11" LF				4/2-12' PSH	136' 15" LF (136' 15" LF) 200' 15" LF (200' 15" LF)
Greenwood Rd.	150 LF 15' 11" LF					2/6' 15" LF
Runkh Lane	505 LF 15' 11" LF					
Total	2086' 40"	85' PSH	5' 5' PSH	16' 16" PSH	58'	



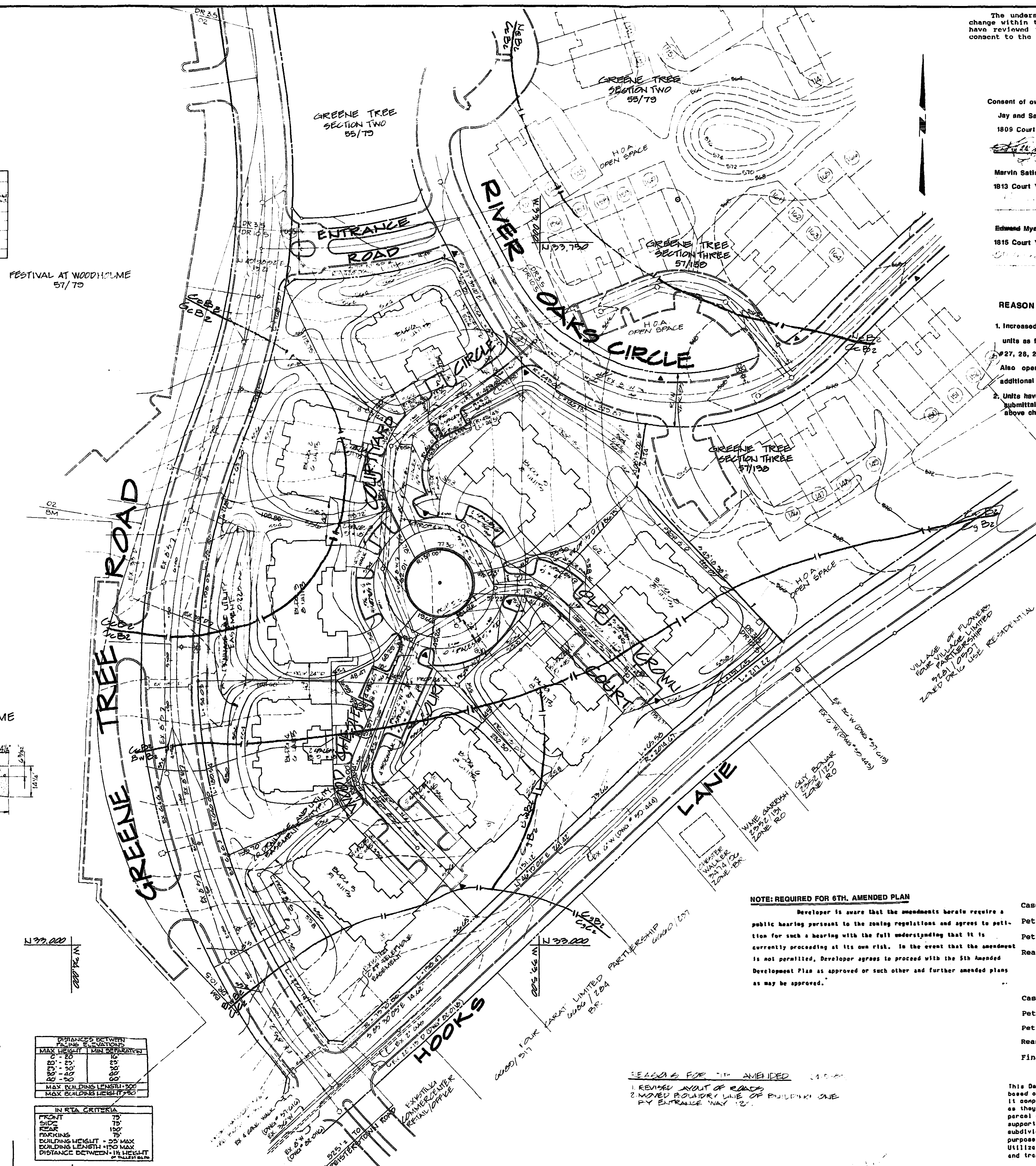
TYPICAL PAVING SECTION  
NOT TO SCALE



LAYOUT PARKING DETAIL  
NOT TO SCALE.

DESIGNED BY: C.A.D.  
DRAWN BY: C.A.B.  
CHECKED BY: THIM

CIVIL ENGINEERS • SITE PLANNERS  
SURVEYORS • LAND ACQUISITION  
**DST & A** Inc. |  
11 WARREN ROAD BALTIMORE, MARYLAND 21206 • (301) 484-5100



The undersigned lot owners within 300 ft. of the proposed change within the development plan hereby acknowledge that they have reviewed the within plan by their signature, approve and consent to the amendment to plan as shown.

DATE: SEPT. 21, 1990

Consent of owners within 300 of changes: 8th AMENDED

1809 Court Yard Circle

2000-01-01

**Marvin Satsky**

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

**Edward Myerberg**

2010-01-01

REASON FOR 8th AMENDMENT

1. Increased the proposed density of Greene Tree by adding six units as follows:  
#27, 28, 29 and 30 Wood Chester Court and #14 and 15 Old Crown Court.  
Also open space and parking were revised as necessary for the additional units.

2. Units have been sold to others than those listed above since the first submittal of the 6th. Amended F.O.P. on March 4, 1991 within 300' of the above changes.

### GENERAL NOTES

- [illegible]

PROVISORY SECTION

The provisory section of this partial development plan is not intended nor should it be utilized as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 380' thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300' of their home.

The dimensioned boundaries of the "Provisory Section" as indicated on this map are not intended to separate it from the overall approval of this partial development plan. Any significant deviation from this plan, including the "Provisory Section" must be approved in accordance with Section 1801.3.A.7, Baltimore County Zoning Regulations.

Approval of the "Provisionary Section" is not based on final engineered plans, however, it is intended to establish the final engineered plans, height, use and density of buildings or their envelopes within 25' of their engineered location; the location and type of existing and/or vegetation that is to be retained; screening; parking areas and drives to the extent possible so as to coincide with their final or permanent improvements, and other pertinent amenities.

At the time of building permit applications the "Provisionary Section of this development plan must be updated to comply in all respects to the form and content required by Section 1801.3 of the Zoning Regulations.

EXHIBIT 2

OWNER/DEVELOPER  
STEWART J. GREENEBAUM  
POPE WOODARD TRUSTEES  
WOODHOLME CENTER SUITE 410  
1829 REISTERSTOWN ROAD  
BALTIMORE, MD. 21208  
(301) 484-8400

OFFICE OF PLANNING AND ZONING  
APPROVED BY \_\_\_\_\_

**DIRECTOR OF PLANNING**

[illegible]

**ZONING COMMISSIONER**

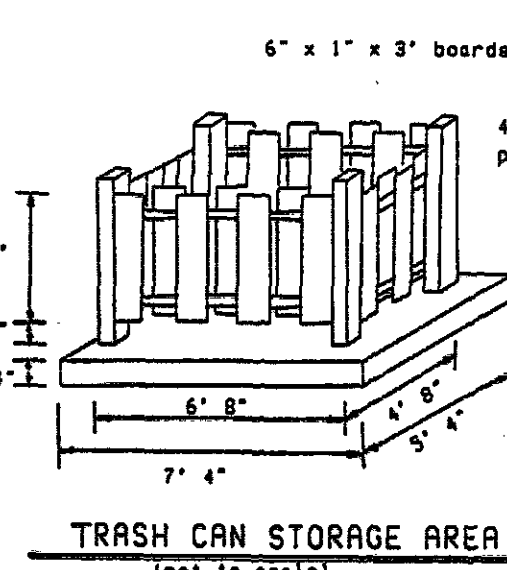
---

This Development Plan is approved by the Zoning Commissioner based on his interpretation of the Zoning Regulations, that it complies with present policy, density and bulk controls as they are defined in the regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown hereon shall not be further divided, subdivided, or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a building is constructed and transferred for the purpose of occupancy.

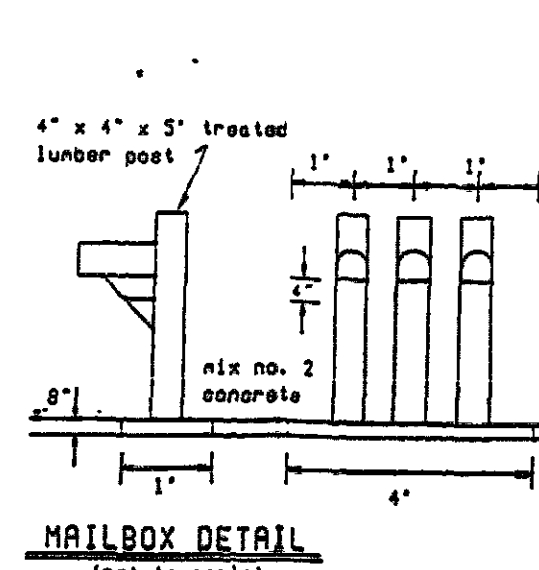
PLAT TO ACCOMPANY PETITION FOR  
SPECIAL HEARING TO AMEND  
FINAL DEVELOPMENT PLAN

TO APPROVE  
8 TH AMENDED  
PARTIAL DEVELOPMENT PLAN  
GREENE TREE

SECTION SIX  
3RD ELECTION DISTRICT BALTIMORE COUNTY MD.  
SCALE: 1" = 30' JAN. 7, 1992  
CRG. PLAN APPROVED ON 2/4/88 AMENDED



TRASH CAN STORAGE AREA



MAILBOX DETAIL

ELEVATION SETBACK &  
HEIGHT TO HEIGHT RELATIONSHIP  
DETAIL